



THE CITY OF SAN DIEGO

DEVELOPMENT SERVICES DEPARTMENT

Date of Notice: March 23, 2005

PUBLIC NOTICE OF A
DRAFT NEGATIVE DECLARATION
JO: 42-3116

The City of San Diego Land Development Review Division has prepared a draft Negative Declaration for the following project and is inviting your comments regarding the adequacy of the document. **Your comments must be received by April 11, 2005 to be included in the final document considered by the decision-making authorities.** Please send your written comments to the following address: Alison Buckley, Environmental Planner, City of San Diego Development Services Center, 1222 First Avenue, MS 501, San Diego, CA 92101 or e-mail your comments to DSDEAS@sandiego.gov with the Project Number in the subject line.

General Project Information:

- Project No. 44542, SCH No. N/A
- Community Plan Area: La Jolla Community Plan
- Council District: 1

Subject: **ABALONE PLACE RESIDENCE** – COASTAL DEVELOPMENT PERMIT to demolish an existing residence and construct a new 4,838 square-foot residence with a basement on a 7,554 square-foot lot located at 5634 Abalone Place. The proposed project is within the RS-1-7 zone, Coastal Overlay Zone (Coastal Appealable Area), within the La Jolla Community Plan and Local Coastal Program Areas, Council District 1.

Applicant: Claude-Anthony Marengo

Recommended Finding: The recommended finding that the project will not have a significant effect on the environment is based on an Initial Study.

Availability in Alternative Format: To request this Notice, the draft Negative Declaration, Initial Study, and/or supporting documents in alternative format, call the Development Services Department at 619-446-5460 or (800) 735-2929.

Additional Information: For environmental review information, contact Alison Buckley at (619) 446-5482. The draft Negative Declaration, Initial Study, and supporting documents may be reviewed, or purchased for the cost of reproduction, at the Fifth floor of the Development Services Center. For information regarding public meetings/hearings on this project, contact Project Manager Bob Korch at (619) 446-5229. This notice was published in the SAN DIEGO DAILY TRANSCRIPT, placed on the City of San Diego web-site (<http://clerkdoc.sannet.gov/Website/publicnotice/pubnotceqa.html>), and distributed on March 23, 2005.

Chris Zirkle, Assistant Deputy Director
Development Services Department



**Land Development
Review Division
(619) 446-5460**

Negative Declaration

**Project No. 44542
SCH No. N/A**

SUBJECT: ABALONE PLACE RESIDENCE – COASTAL DEVELOPMENT PERMIT to demolish an existing residence and construct a new 4,838 square-foot residence with a basement on a 7,554 square-foot lot located at 5634 Abalone Place. The proposed project is within the RS-1-7 zone, Coastal Overlay Zone (Coastal Appealable Area), within the La Jolla Community Plan and Local Coastal Program Areas, Council District 1. Legal description: Lots 3 and 4 in Block "C" of resubdivision of Bird Rock City by the Sea, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1138, filed in the office of the County Recorder of San Diego County, June 10, 1908. Applicant: Claude-Anthony Marengo.

- I. **PROJECT DESCRIPTION:** See attached Initial Study.
- II. **ENVIRONMENTAL SETTING:** See attached Initial Study.
- III. **DETERMINATION:**

The City of San Diego has conducted an Initial Study and determined that the proposed project will not have a significant environmental effect and the preparation of an Environmental Impact Report will not be required.

- IV. **DOCUMENTATION:**

The attached Initial Study documents the reasons to support the above Determination.

- V. **MITIGATION, MONITORING AND REPORTING PROGRAM:** None required.

- VI. **PUBLIC REVIEW DISTRIBUTION:**

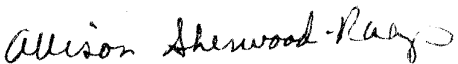
Draft copies or notice of this Negative Declaration were distributed to:

Coastal Commission (47)
City of San Diego:
 Councilmember Peters, District 1
 Development Services Department
 Library, La Jolla/Riford Branch
La Jolla Town Council (273)
La Jolla Historical Society (274)
La Jolla Community Planning Association (275)
La Jolla Light (280)
La Jollans for Responsible Planning (282)
Patricia K. Miller (283)

VII. RESULTS OF PUBLIC REVIEW:

- () No comments were received during the public input period.
- () Comments were received but did not address the draft Negative Declaration finding or the accuracy/completeness of the Initial Study. No response is necessary. The letters are attached.
- () Comments addressing the findings of the draft Negative Declaration and/or accuracy or completeness of the Initial Study were received during the public input period. The letters and responses follow.

Copies of the Draft Negative Declaration and any Initial Study material are available in the office of the Land Development Review Division for review, or for purchase at the cost of reproduction.


Allison Sherwood-Raap, Senior Planner
Development Services Department

March 23, 2005.
Date of Draft Report

Date of Final Report

Analyst: Buckley

City of San Diego
Development Services Department
LAND DEVELOPMENT REVIEW DIVISION
1222 First Avenue, Mail Station 501
San Diego, CA 92101
(619) 446-6460

INITIAL STUDY
Project No. 44542

SUBJECT: Abalone Place Residence – COASTAL DEVELOPMENT PERMIT to demolish an existing residence and construct of a new 4,838 square-foot residence with a basement on a 7,554 square-foot lot located at 5634 Abalone Place. The proposed project is within the RS-1-7 zone, Coastal Overlay Zone (Coastal Appealable Area), within the La Jolla Community Plan and Local Coastal Program Areas, Council District 1. Legal description: Lots 3 and 4 in Block "C" of resubdivision of Bird Rock City by the Sea, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1138, filed in the office of the County Recorder of San Diego County, June 10, 1908.

I. PURPOSE AND MAIN FEATURES:

The proposal is a Coastal Development Permit, Process 3 for a decision to be made by the Hearing Officer of the City of San Diego, to demolish an existing residence and attached garage and construct a new 4,838 square-foot two-story, single-family residence over a garage and basement.

The proposed two-story, single-family residence would contain a 1,274 square-foot basement with a two-car garage, game room, and storage. The first-story of the proposed residence would contain 2,254 square-feet of habitable space which includes a family room, kitchen, dining room, living room, two bedrooms, two full baths, and powder room. The second-story of the proposed residence would contain 1,839 square-feet of habitable space which includes a master bedroom, master bathroom, two bedrooms, and two full baths.

The first-story of the proposed residence would contain a deck off the southern end of the property and two porches with one off the living room and one off the family room on each side of the property. The second-story proposes a deck off the west side of the master bedroom.

The proposed project is located on a 7,554 square-foot lot which requires 30% of the lot area to be landscaped which is approximately 2,266 square-feet. The project proposes 40% of the lot area to be landscaped which is approximately 3,050 square-feet. The project proposes approximately 245 linear-feet of retaining walls. Approximately 187-feet of new 3-foot high site walls are proposed on the southern end of the property that faces Dolphin Place. The remaining 58-feet of proposed retaining walls consist of a new 5-foot high site wall to be 75% open on the northern end of the property that faces Abalone Place.

The proposed drainage method is to maintain the pre-development runoff characteristics by using a natural drainage system as opposed to lined swales or underground drainage systems. Walkways, patios, and driveways with impermeable surfaces will be

minimized. Drainage from roof tops, walkways, patios, and driveways will be directed towards adjacent landscaping prior to discharging into the public drainage system. The proposed project requires two parking spaces; and the project proposes two on-site parking spaces.

II. ENVIRONMENTAL SETTING:

The proposed development is located within the RS-1-7 Zone of the La Jolla Community Planning Area. The project site is located at 5634 Abalone Place. Neighboring land uses to the north, south, and east of the project site is primarily residential, with the Pacific Ocean to the west. The topography for the existing developed site gradually slopes to the south with a grade of approximately 15%.

III. ENVIRONMENTAL ANALYSIS: See attached Initial Study checklist.

IV. DISCUSSION:

The following environmental issues were considered during review of the project and determined to not be significant.

Visual

The site of the proposed project is identified as a scenic overlook in Figure H of the La Jolla Community Plan (page 185). The Natural Resources and Open Space Element of the La Jolla Community Plan (page 56) strongly emphasizes the importance of preserving public views. One of the recommendations of the Element is to, "Design and site proposed development that may affect an existing or potential public view to be protected, as identified in Figure 9 or in Appendix G, in such a manner as to preserve, enhance, or restore the designated public view." This Element further states that, "Where new development is proposed on property that lies between the shoreline and the first public roadway, preserve, enhance, or restore existing or potential view corridors within the yards and setbacks by adhering to setback regulations that cumulatively, with the adjacent property, form functional view corridors and prevent an appearance of the public right-of-way from being walled off from the ocean.

The Environmental Analysis Section requested the applicant to submit a visual analysis that superimposed the proposed project over the existing house from the public vantage point. In addition, Long Range Planning also recommended that the proposed second-story development on the western portion of the structure be limited in order to conform with the policies in the La Jolla Community Plan. Long Range Planning also recommended that any landscaping species that may interfere with the identified public views should be removed. As a result of staff's recommendations, the applicant significantly reduced the second-story volume of the proposed development on the western portion of the property. In addition, the applicant removed all of the proposed Dwarf Magnolias on the northwestern portion of the property.

Based on the applicant's revisions and the visual analysis with the project superimposed over the existing residence, the visual analysis adequately demonstrated that the proposed project would not have an adverse affect on the designated scenic overlook, and that the public view of the ocean would be preserved. Therefore, no mitigation would be required.

Historical Resources

Historical resources include all properties (historic, archaeological, landscapes, traditional, etc.) eligible or potentially eligible for the National Register of Historic Places, as well as those that may be significant pursuant to state and local laws and registration programs such as the California Register of Historical Resources or the City of San Diego Historical Resources Register. Historical resources include buildings, structures, objects, archaeological sites, districts, landscaping, and traditional cultural properties possessing physical evidence of human activities that are typically over 45 years in age, regardless of whether they have been altered or continue to be used.

The California Environmental Quality Act (CEQA) requires that before approving discretionary projects, the Lead Agency must identify and examine the significant adverse environmental effects which may result from the project. Pursuant to Section 21084.1 of the State CEQA Guidelines, a project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. Based on a review of City directories, it was determined that the existing residence at 5634 Abalone Place is more than 45 years old and was built in 1946. However, based on historical research, City Staff concurred that no impacts to historical resources would occur as a result of the proposed demolition of the existing residence.

The property is not associated with a significant historic event or events; no historically significant persons have been associated with the property and it is not listed on any local register. Furthermore, the design of the building is not distinctive and does not appear to represent the work of a master architect or craftsman, nor is the property likely to yield important information relevant to local, state or national history. Therefore, no mitigation is required.

V. RECOMMENDATION:

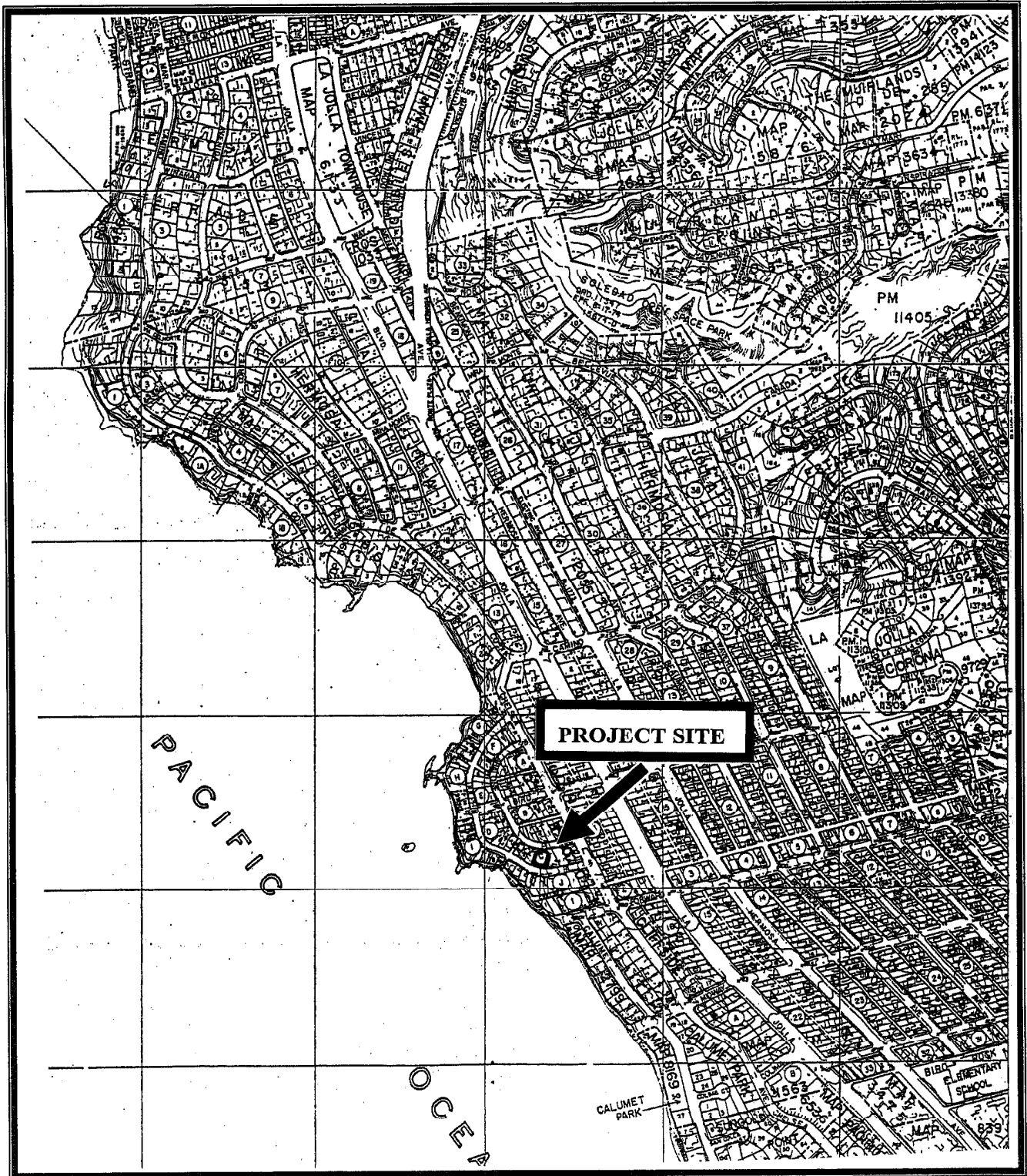
On the basis of this initial evaluation:

- ☒ The proposed project would not have a significant effect on the environment, and a NEGATIVE DECLARATION should be prepared.
- ☐ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described in Section IV above have been added to the project. A MITIGATED NEGATIVE DECLARATION should be prepared.
- ☐ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT should be required.

PROJECT ANALYST: Alison Buckley

Attachments:

- Figure 1 - Location Map
- Figure 2 - Site Plan
- Figure 3 - Exterior Elevations
- Figure 4 - Exterior Elevations



Abalone Place Residence



Location Map

Environmental Analysis Section Project No. 44542
CITY OF SAN DIEGO · DEVELOPMENT SERVICES

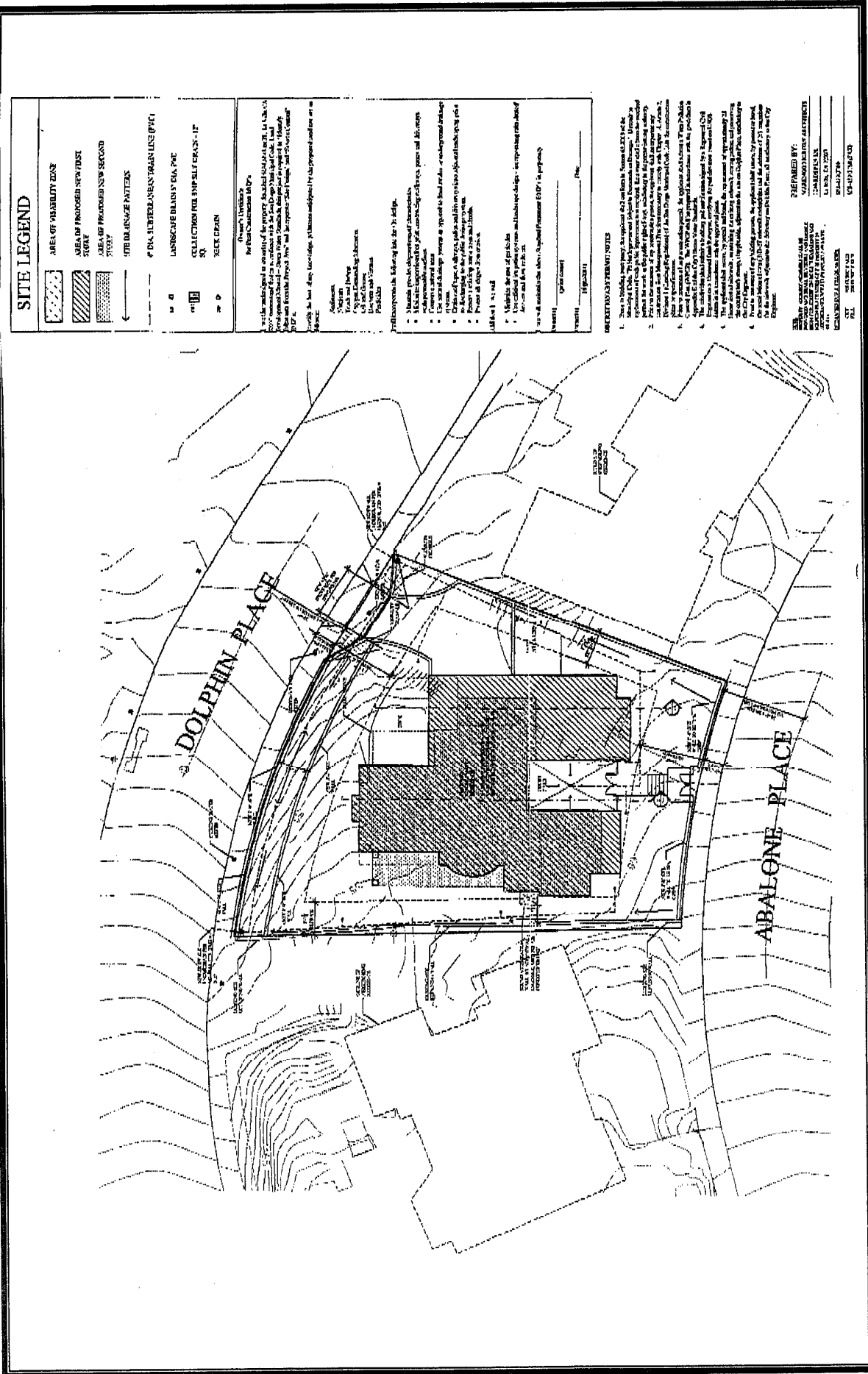
Figure

1



Site Plan
Environmental Analysis Section - Project No. 44542
CITY OF SAN DIEGO - DEVELOPMENT SERVICES

Figure
2



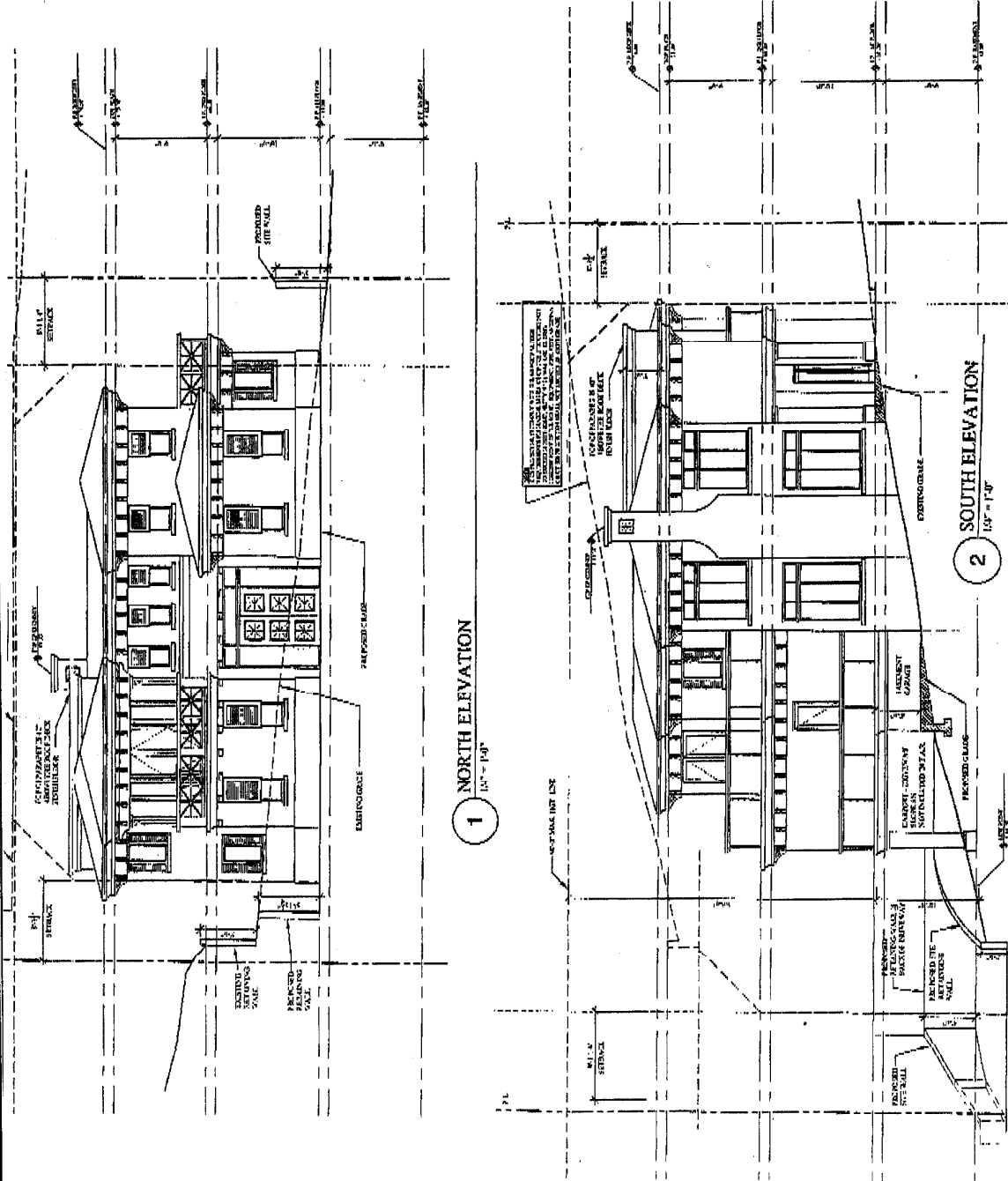


Exterior Elevations

Environmental Analysis Section - Project No. 44542
CITY OF SAN DIEGO · DEVELOPMENT SERVICES

Figure
3

PREPARED BY:	ARCHITECTURAL SERVICES
DRAWN BY:	ARCHITECTURAL SERVICES
CHECKED BY:	ARCHITECTURAL SERVICES
DATE:	04-05-2010
PROJECT NAME:	3300 S. C STREET
LOCATION:	SAN DIEGO, CA



Initial Study Checklist

Date: January 27, 2005

Project No.: 44542

Name of Project: Abalone Place Residence

III. ENVIRONMENTAL ANALYSIS:

The purpose of the Initial Study is to identify the potential for significant environmental impacts which could be associated with a project pursuant to Section 15063 of the State CEQA Guidelines. In addition, the Initial Study provides the lead agency with information which forms the basis for deciding whether to prepare an Environmental Impact Report, Negative Declaration or Mitigated Negative Declaration. This Checklist provides a means to facilitate early environmental assessment. However, subsequent to this preliminary review, modifications to the project may mitigate adverse impacts. All answers of "yes" and "maybe" indicate that there is a potential for significant environmental impacts and these determinations are explained in Section IV of the Initial Study.

Yes Maybe No

I. AESTHETICS / NEIGHBORHOOD CHARACTER – Will the proposal result in:

- | | | | |
|---|----------|----------|----------|
| A. The obstruction of any vista or scenic view from a public viewing area?
<u>See Initial Study discussion.</u> | <u>—</u> | <u>X</u> | <u>—</u> |
| B. The creation of a negative aesthetic site or project?
<u>See Initial Study discussion.</u> | <u>—</u> | <u>X</u> | <u>—</u> |
| C. Project bulk, scale, materials, or style which would be incompatible with surrounding development?
<u>See Initial Study discussion.</u> | <u>—</u> | <u>X</u> | <u>—</u> |
| D. Substantial alteration to the existing character of the area?
<u>The proposed project would not substantially alter the existing character of the area.</u> | <u>—</u> | <u>—</u> | <u>X</u> |

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
E. The loss of any distinctive or landmark tree(s), or a stand of mature trees? <u>The proposed project would not result in the loss of any distinctive or landmark trees.</u>	—	—	<u>X</u>
F. Substantial change in topography or ground surface relief features? <u>The proposed project would not substantially change the topography or ground surface relief features.</u>	—	—	<u>X</u>
G. The loss, covering or modification of any unique geologic or physical features such as a natural canyon, sandstone bluff, rock outcrop, or hillside with a slope in excess of 25 percent? <u>The proposed project would not result in the loss, covering or modification of any unique geologic or physical features.</u>	—	—	<u>X</u>
H. Substantial light or glare? <u>The proposed project would not result in substantial light or glare.</u>	—	—	<u>X</u>
I. Substantial shading of other properties? <u>The proposed project is not anticipated to result in substantial shading of other properties.</u>	—	—	<u>X</u>
II. AGRICULTURE RESOURCES / NATURAL RESOURCES / MINERAL RESOURCES – Would the proposal result in:			
A. The loss of availability of a known mineral resource (e.g., sand or gravel) that would be of value to the region and the residents of the state? <u>The proposed project would not result in the loss of availability of a known mineral resource.</u>	—	—	<u>X</u>
B. The conversion of agricultural land to nonagricultural use or impairment of the agricultural productivity of agricultural			

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
land? <u>The proposed project would not result in the conversion of agricultural land to nonagricultural use.</u>	—	—	<u>_X_</u>
III. AIR QUALITY – Would the proposal:			
A. Conflict with or obstruct implementation of the applicable air quality plan? <u>The proposed project would not establish a new air emission source.</u>	—	—	<u>_X_</u>
B. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? <u>The proposed project would not violate air quality standards or contribute substantially to an existing or projected air quality violation.</u>	—	—	<u>_X_</u>
C. Expose sensitive receptors to substantial pollutant concentrations? <u>The proposed project would not expose sensitive receptors to substantial pollutant concentrations.</u>	—	—	<u>_X_</u>
D. Create objectionable odors affecting a substantial number of people? <u>The proposed project would not create objectionable odors affecting a substantial number of people.</u>	—	—	<u>_X_</u>
E. Exceed 100 pounds per day of Particulate Matter 10 (dust)? <u>The proposed project would not exceed 100 pounds per day of Particulate Matter.</u>	—	—	<u>_X_</u>
F. Alter air movement in the area of the project? <u>The proposed project would not alter air movement in the area of the project.</u>	—	—	<u>_X_</u>
G. Cause a substantial alteration in moisture, or temperature, or any change in climate, either locally or regionally?	—	—	<u>_X_</u>

Yes Maybe No

The proposed project would not create a substantial alteration in moisture or temperature.

IV. BIOLOGY – Would the proposal result in:

- | | |
|---|-------------------------------|
| <p>A. A reduction in the number of any unique, rare, endangered, sensitive, or fully protected species of plants or animals?
 <u>The proposed project would not result in a reduction in the number of any sensitive species of plants or animals. The project is located on a previously developed site.</u></p> | <p>— — <u>X</u></p> |
| <p>B. A substantial change in the diversity of any species of animals or plants?
 <u>The proposed project would not create a substantial change in the diversity of any species of animals or plants.</u></p> | <p>— — <u>X</u></p> |
| <p>C. Introduction of invasive species of plants into the area?
 <u>The proposed project would not create an introduction of invasive species of plants into the area.</u></p> | <p>— — <u>X</u></p> |
| <p>D. Interference with the movement of any resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors?
 <u>The proposed project would not cause an interference with the movement of any resident or migratory fish or wildlife species.</u></p> | <p>— — <u>X</u></p> |
| <p>E. An impact to a sensitive habitat, including, but not limited to streamside vegetation, aquatic, riparian, oak woodland, coastal sage scrub or chaparral?
 <u>The proposed project would not have an impact to a sensitive habitat.</u></p> | <p>— — <u>X</u></p> |
| <p>F. An impact on City, State, or federally regulated wetlands (including, but not limited to, coastal</p> | |

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
salt marsh, vernal pool, lagoon, coastal, etc.) through direct removal, filling, hydrological interruption or other means? <u>The proposed project would not have an impact on any wetlands.</u>	—	—	<u>X</u>
G. Conflict with the provisions of the City's Multiple Species Conservation Program Subarea Plan or other approved local, regional or state habitat conservation plan? <u>The proposed project would not conflict with the provisions of the City's MSCP Plan.</u>	—	—	<u>X</u>
V. ENERGY – Would the proposal:			
A. Result in the use of excessive amounts of fuel or energy (e.g. natural gas)? <u>The proposed project would not result in excessive use of fuel or energy.</u>	—	—	<u>X</u>
B. Result in the use of excessive amounts of power? <u>The proposed project would not result in the use of excessive amounts of power.</u>	—	—	<u>X</u>
VI. GEOLOGY/SOILS – Would the proposal:			
A. Expose people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? <u>The proposed project would not expose people or property to geologic hazards.</u>	—	—	<u>X</u>
B. Result in a substantial increase in wind or water erosion of soils, either on or off the site? <u>The proposed project would not result in a substantial increase in wind or water erosion.</u>	—	—	<u>X</u>
C. Be located on a geologic unit or soil that is			

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
unstable or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	—	—	<u>X</u>
<u>The proposed project would not be located on a geologic unit or soil that is unstable or that would become unstable.</u>			

VII. HISTORICAL RESOURCES – Would the proposal result in:

- | | | | |
|--|---|---|----------|
| A. Alteration of or the destruction of a prehistoric or historic archaeological site? | — | — | <u>X</u> |
| <u>The proposed project is not anticipated to alter or destruct a prehistoric or historic archaeological site.</u> | | | |
| B. Adverse physical or aesthetic effects to a prehistoric or historic building, structure, object, or site? | — | — | <u>X</u> |
| <u>See Initial Study discussion.</u> | | | |
| C. Adverse physical or aesthetic effects to an architecturally significant building, structure, or object? | — | — | <u>X</u> |
| <u>See Initial Study discussion.</u> | | | |
| D. Any impact to existing religious or sacred uses within the potential impact area? | — | — | <u>X</u> |
| <u>The proposed project is not anticipated to impact any existing religious or sacred uses within the potential impact area.</u> | | | |
| E. The disturbance of any human remains, including those interred outside of formal cemeteries? | — | — | <u>X</u> |
| <u>The proposed project is not anticipated to create a disturbance of any human remains.</u> | | | |

VIII. HUMAN HEALTH / PUBLIC SAFETY / HAZARDOUS MATERIALS: Would the proposal:

- | | | | |
|--|---|---|----------|
| A. Create any known health hazard (excluding mental health)? | — | — | <u>X</u> |
|--|---|---|----------|

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
<u>The proposed project would not create any known health hazards.</u>			
B. Expose people or the environment to a significant hazard through the routine transport, use or disposal of hazardous materials? <u>The proposed project would not expose people or the environment to a significant hazard.</u>	—	—	<u>X</u>
C. Create a future risk of an explosion or the release of hazardous substances (including but not limited to gas, oil, pesticides, chemicals, radiation, or explosives)? <u>The proposed project is not anticipated to create a future risk of an explosion or the release of hazardous substances.</u>	—	—	<u>X</u>
D. Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan? <u>The proposed project would not impair any of the adopted emergency response plans.</u>	—	—	<u>X</u>
E. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or environment? <u>The proposed project is not known to be located on a site which is included on a list of hazardous materials sites.</u>	—	—	<u>X</u>
F. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? <u>The proposed project would not result in any unusual accident scenario affecting public health and safety.</u>	—	—	<u>X</u>

IX. HYDROLOGY/WATER QUALITY – Would the proposal result in:

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
<p>A. An increase in pollutant discharges, including down stream sedimentation, to receiving waters during or following construction? Consider water quality parameters such as temperature dissolved oxygen, turbidity and other typical storm water pollutants. <u>The proposed project would not create an increase in pollutant discharges to receiving waters during or following construction.</u></p>	—	—	<u>X</u>
<p>B. An increase in impervious surfaces and associated increased runoff? <u>The proposed project would not create substantial new impervious surfaces.</u></p>	—	—	<u>X</u>
<p>C. Substantial alteration to on- and off-site drainage patterns due to changes in runoff flow rates or volumes? <u>The proposed project would not substantially alter on- or off-site drainage patterns.</u></p>	—	—	<u>X</u>
<p>D. Discharge of identified pollutants to an already impaired water body (as listed on the Clean Water Act Section 303(d) list)? <u>The proposed project would not result in the discharge of identified pollutants to an already impaired water body.</u></p>	—	—	<u>X</u>
<p>E. A potentially significant adverse impact on ground water quality? <u>The proposed project would not impact existing ground water.</u></p>	—	—	<u>X</u>
<p>F. Cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses? <u>The proposed project would not impact existing ground water.</u></p>	—	—	<u>X</u>
<p>X. LAND USE – Would the proposal result in:</p> <p>A. A land use which is inconsistent with</p>			

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
the adopted community plan land use designation for the site or conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over a project? <u>See Initial Study discussion.</u>	—	<u>X</u>	—
B. A conflict with the goals, objectives and recommendations of the community plan in which it is located? <u>See Initial Study discussion.</u>	—	—	<u>X</u>
C. A conflict with adopted environmental plans, including applicable habitat conservation plans adopted for the purpose of avoiding or mitigating an environmental effect for the area? <u>The proposed project is not anticipated to conflict with the adopted environmental plans.</u>	—	—	<u>X</u>
D. Physically divide an established community? <u>The proposed project would not physically divide an established community.</u>	—	—	<u>X</u>
E. Land uses which are not compatible with aircraft accident potential as defined by an adopted airport Comprehensive Land Use Plan? <u>The project would not propose land uses which are not compatible with aircraft accident potential. The project site is not located in an airport approach overlay zone.</u>	—	—	<u>X</u>

XI. NOISE – Would the proposal result in:

A. A significant increase in the existing ambient noise levels? <u>The proposed project would not result in a significant increase in the existing ambient noise levels.</u>	—	—	<u>X</u>
B. Exposure of people to noise levels which exceed the City's adopted noise ordinance? <u>The proposed project would not expose people to noise levels which exceed the City's noise ordinance.</u>	—	—	<u>X</u>

Yes Maybe No

- C. Exposure of people to current or future transportation noise levels which exceed standards established in the Transportation Element of the General Plan or an adopted airport Comprehensive Land Use Plan?

— — X

The proposed project would not expose people to current or future transportation noise levels which exceed standards.

XII. PALEONTOLOGICAL RESOURCES: Would the proposal:

- A. Impact a unique paleontological resource or site or unique geologic feature?

— — X

The proposed project is not anticipated to impact a unique paleontological resource or site or unique geologic feature.

XIII. POPULATION AND HOUSING – Would the proposal:

- A. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

— — X

The proposed project would be compatible with land use plans for the area.

- B. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

— — X

The proposed project would not displace substantial number of existing housing.

- C. Alter the planned location, distribution, density or growth rate of the population of an area?

— — X

The proposed project would be compatible with land use plans for the area.

XIV. PUBLIC SERVICES – Would the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
A. Fire protection? <u>The proposed project is not anticipated to have an effect upon fire.</u>	—	—	<u>_X_</u>
B. Police protection? <u>The proposed project is not anticipated to have an effect upon police protection.</u>	—	—	<u>_X_</u>
C. Schools? <u>The proposed project is not anticipated to have an effect upon schools.</u>	—	—	<u>_X_</u>
D. Parks or other recreational facilities? <u>The proposed project is not anticipated to have an effect upon parks.</u>	—	—	<u>_X_</u>
E. Maintenance of public facilities, including roads? <u>The proposed project is not anticipated to have an effect upon public facilities.</u>	—	—	<u>_X_</u>
F. Other governmental services? <u>The proposed project is not anticipated to have an effect upon other governmental services.</u>	—	—	<u>_X_</u>

XV. RECREATIONAL RESOURCES – Would the proposal result in:

A. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? <u>The proposed project is not anticipated to result in increased usage of any recreational facilities.</u>	—	—	<u>_X_</u>
B. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	—	—	<u>_X_</u>

Yes Maybe No

The proposed project would not affect existing recreational facilities.

XVI. TRANSPORTATION/CIRCULATION – Would the proposal result in:

- | | | | |
|---|---|---|-----|
| A. Traffic generation in excess of specific/
community plan allocation?
<u>The proposed project is not anticipated to
generate traffic in excess of the LJCP
allocation.</u> | — | — | _X_ |
| B. An increase in projected traffic which is
substantial in relation to the existing traffic
load and capacity of the street system?
<u>The proposed project is not anticipated
to increase projected traffic.</u> | — | — | _X_ |
| C. An increased demand for off-site parking?
<u>The proposed project would not impact
off-site parking.</u> | — | — | _X_ |
| D. Effects on existing parking?
<u>The proposed project would not effect
existing parking.</u> | — | — | _X_ |
| E. Substantial impact upon existing or
planned transportation systems?
<u>The proposed project would not
substantially impact existing or planned
transportation systems.</u> | — | — | _X_ |
| F. Alterations to present circulation
movements including effects on existing
public access to beaches, parks, or
other open space areas?
<u>The proposed project would not create
alterations to present circulation
movements.</u> | — | — | _X_ |
| G. Increase in traffic hazards for motor vehicles,
bicyclists or pedestrians due to a proposed,
non-standard design feature (e.g., poor sight
distance or driveway onto an access-restricted
roadway)?
<u>The proposed project is not anticipated to</u> | — | — | _X_ |

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
<u>increase traffic hazards for motor vehicles, bicyclists or pedestrians.</u>			
H. A conflict with adopted policies, plans or programs supporting alternative transportation models (e.g., bus turnouts, bicycle racks)? <u>The proposed project would be compatible with land use and the LJCP.</u>	—	—	<u>X</u>
XVII. UTILITIES – Would the proposal result in a need for new systems, or require substantial alterations to existing utilities, including:			
A. Natural gas? <u>The proposed project is not anticipated to affect existing utilities.</u>	—	—	<u>X</u>
B. Communications systems? <u>The proposed project is not anticipated to affect existing utilities.</u>	—	—	<u>X</u>
C. Water? <u>The proposed project is not anticipated to affect existing utilities.</u>	—	—	<u>X</u>
D. Sewer? <u>The proposed project is not anticipated to affect existing utilities.</u>	—	—	<u>X</u>
E. Storm water drainage? <u>The proposed project is not anticipated to affect existing utilities.</u>	—	—	<u>X</u>
F. Solid waste disposal? <u>The proposed project is not anticipated to affect existing utilities.</u>	—	—	<u>X</u>
XVIII. WATER CONSERVATION – Would the proposal result in:			
A. Use of excessive amounts of water? <u>The proposed project would not require the use of excessive amounts of water.</u>	—	—	<u>X</u>
B. Landscaping which is predominantly non-drought resistant vegetation?	—	—	<u>X</u>

Yes Maybe No

The proposed project would not result in landscaping which is predominantly non-drought resistant vegetation.

XIX. MANDATORY FINDINGS OF SIGNIFICANCE:

- A. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

— — X

The proposed project would not impact these resources since all work would be conducted on a previously developed site.

- B. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts would endure well into the

future.)

— — X

The short-term and long-term goals of the project are consistent with the community land use plans.

- C. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.)
The proposed project would not result in any individual or cumulative impacts on the environment.

— — X

Yes Maybe No

- D. Does the project have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly?

— — X

The proposed project is not anticipated to have environmental effects which would cause substantial adverse effect on human beings.

INITIAL STUDY CHECKLIST

REFERENCES

I. Aesthetics / Neighborhood Character

☐ City of San Diego Progress Guide and General Plan.

☒ Community Plan.

☐ Local Coastal Plan.

II. Agricultural Resources / Natural Resources / Mineral Resources

☐ City of San Diego Progress Guide and General Plan.

☒ U.S. Department of Agriculture, Soil Survey - San Diego Area, California, Part I and II, 1973.

☐ California Department of Conservation - Division of Mines and Geology, Mineral Land Classification.

☐ Division of Mines and Geology, Special Report 153 - Significant Resources Maps.

☐ Site Specific Report: _____.

III. Air

☒ California Clean Air Act Guidelines (Indirect Source Control Programs) 1990.

☐ Regional Air Quality Strategies (RAQS) - APCD.

☐ Site Specific Report: _____.

IV. Biology

☒ City of San Diego, Multiple Species Conservation Program (MSCP), Subarea Plan, 1997

☒ City of San Diego, MSCP, "Vegetation Communities with Sensitive Species and Vernal Pools" maps, 1996.

- ___ City of San Diego, MSCP, "Multiple Habitat Planning Area" maps, 1997.
- X Community Plan - Resource Element.
- ___ California Department of Fish and Game, California Natural Diversity Database, "State and Federally-listed Endangered, Threatened, and Rare Plants of California," January 2001.
- ___ California Department of Fish & Game, California Natural Diversity Database, "State and Federally-listed Endangered and Threatened Animals of California," January 2001.
- ___ City of San Diego Land Development Code Biology Guidelines.
- ___ Site Specific Report:_____.
- V. Energy**
- ___ _____.
- VI. Geology/Soils**
- X City of San Diego Seismic Safety Study.
- ___ U.S. Department of Agriculture Soil Survey - San Diego Area, California, Part I and II, December 1973 and Part III, 1975.
- ___ Site Specific Report:
- VII. Historical Resources**
- X City of San Diego Historical Resources Guidelines.
- X City of San Diego Archaeology Library.
- X Historical Resources Board List.
- X Community Historical Survey: La Jolla – A Historical Inventory
- X Community Historical Survey: Historical Inventory of Important Architects, Structures, and People in San Diego.

VIII. Human Health / Public Safety / Hazardous Materials

- ☐ San Diego County Hazardous Materials Environmental Assessment Listing, 1996.
- ☒ San Diego County Hazardous Materials Management Division
- ☐ FAA Determination
- ☐ State Assessment and Mitigation, Unauthorized Release Listing, Public Use Authorized 1995.
- ☐ Airport Comprehensive Land Use Plan.
- ☐ Site Specific Report: _____.

IX. Hydrology/Water Quality

- ☐ Flood Insurance Rate Map (FIRM).
- ☒ Federal Emergency Management Agency (FEMA), National Flood Insurance Program - Flood Boundary and Floodway Map.
- ☐ Clean Water Act Section 303(b) list, dated May 19, 1999, http://www.swrcb.ca.gov/tmdl/303d_lists.html.

X. Land Use

- ☐ City of San Diego Progress Guide and General Plan.
- ☒ Community Plan.
- ☐ Airport Comprehensive Land Use Plan
- ☒ City of San Diego Zoning Maps
- ☐ FAA Determination

XI. Noise

- ☒ Community Plan
- ☐ Site Specific Report: _____.

- ___ San Diego International Airport - Lindbergh Field CNEL Maps.
- ___ Brown Field Airport Master Plan CNEL Maps.
- ___ Montgomery Field CNEL Maps.
- ___ San Diego Association of Governments - San Diego Regional Average Weekday Traffic Volumes.
- ___ San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG.
- ___ City of San Diego Progress Guide and General Plan.
- ___ Site Specific Report: : _____.

XII. Paleontological Resources

- X City of San Diego Paleontological Guidelines.
- ___ Deméré, Thomas A., and Stephen L. Walsh, "Paleontological Resources City of San Diego," Department of Paleontology San Diego Natural History Museum, 1996.
- ___ Kennedy, Michael P., and Gary L. Peterson, "Geology of the San Diego Metropolitan Area, California. Del Mar, La Jolla, Point Loma, La Mesa, Poway, and SW 1/4 Escondido 7 1/2 Minute Quadrangles," California Division of Mines and Geology Bulletin 200, Sacramento, 1975.
- ___ Kennedy, Michael P., and Siang S. Tan, "Geology of National City, Imperial Beach and Otay Mesa Quadrangles, Southern San Diego Metropolitan Area, California," Map Sheet 29, 1977.
- ___ Site Specific Report: _____.

XIII. Population / Housing

- ___ City of San Diego Progress Guide and General Plan.
- X Community Plan.
- ___ Series 8 Population Forecasts, SANDAG.
- ___ Other: _____.

XIV. Public Services

___ City of San Diego Progress Guide and General Plan.

X Community Plan.

XV. Recreational Resources

___ City of San Diego Progress Guide and General Plan.

X Community Plan.

___ Department of Park and Recreation

___ City of San Diego - San Diego Regional Bicycling Map

___ Additional Resources:_____.

XVI. Transportation / Circulation

___ City of San Diego Progress Guide and General Plan.

X Community Plan.

___ San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG.

___ San Diego Region Weekday Traffic Volumes, SANDAG.

___ Site Specific Report:_____.

XVII. Utilities

___ _____.

XVIII. Water Conservation

___ Sunset Magazine, New Western Garden Book. Rev. ed. Menlo Park, CA: Sunset Magazine.